

Planning Commission Minutes – January 4, 2017

The Planning Commission met on the above date at 7:00 p.m. in the Administrative Services Building, 304 N. Church Street, Bowling Green, Ohio.

Members Present: Jeff Betts, Judy Ennis, Brady Gaskins, Mark Hollenbaugh, Richard Michel, Kris Phillips and Erica Sleek

Members Absent: Gary Hess and Ryan Holley

Minutes: Minutes from the December 7, 2016 Planning Commission meeting were approved as submitted.

LOBBY VISITATION

None

PUBLIC HEARING

Rezoning Request for 0.2795 acres at 510 East Wooster Street from B-2, General Commercial to B-5 Transitional Central Business District zoning classification. Myles and Myles Partnership, applicant.

Ms. Heather Saylor, Planning Director, stated the rezoning request has been requested to be in conformance with the Land Use Plan. There are several reasons why the new zoning classification makes sense, such as the four parcels being very small and irregular in size, with 2 of those parcels being landlocked. These parcels were originally owned by Myles and Myles Partnership LLC and they applied for the variance. However, the parcels have since been purchased by Charles and Kenneth Holdings LLC, according to Wood County Auditor records. Ms. Saylor spoke with the current owner and that they are very happy with the zoning change. They indicated they do plan to lease that building, which has been vacant since 2007. According to Ms. Saylor, B-5 zoning currently surrounds most of these properties and she feels the City has done a good job of getting the property owners to embrace the B-5 zoning in the area. As far as a recommendation, Ms. Saylor stated the city has been trying to encourage property owners along this corridor to rezone to the B-5. It meets the 7 Bowling Green Principals and all many of the facets of the Land Use Plan. She explained it is extremely difficult to do any proposed uses under B-2 General Commercial Zoning with the setback requirements and parking requirements. Thus, the B-5 creates flexibility and aligns with the Land Use Plan.

Robert Spitler spoke on behalf of both the original applicant Myles and Myles Partnership LLC, and current owners Charles and Kenneth Holdings LLC. Mr. Spitler stated this property was the original property that was the reason behind the B-5 zoning. He continued on that "your city attorney and city

Planning Commission Minutes – January 4, 2017 – Page 2

officials really recognized that there needed to be a new zoning classification for the development of this whole area. The ongoing appearance of this property has just been horrible, and this is just an excellent example of why we need this B-5, we need to be able to have this transitional change in the city”.

Mr. Betts closed the public hearing due to no public testimony.

Mr. Betts moved, Ms. Sleek seconded, that this rezoning request be recommended to City Council. Motion carried unanimously.

Rezoning Request for 0.0924 acres at 516 East Wooster Street from B-2, General Commercial to B-5 Transitional Central Business District zoning classification. Jay Williams, applicant.

Ms. Sayler stated the rezoning request is for one parcel that is only 29 feet wide and 154 feet deep. The parcel is currently owned by Pizza Pub Property LLC. She advised this request resulted from the city asking the interest of applying, after the rezoning request from Myles and Myles Partnership LLC, was received. According to Ms. Sayler, the owners responded positively by applying for the rezoning.

Staff recommended approval of the request and stated that “we went to the owner in regard to this change so we definitely want to encourage the recommendation of approval to City Council”. Ms. Sayler stated that with the size of the current parcel it makes it difficult to do anything with it under the current zoning. Ms. Sayler also advised this change would make the parcel conforming, since currently it is legal non-conforming due to the building setback and lack of required parking.

Mr. Betts closed the public hearing due to no public testimony.

Ms. Ennis moved, Mr. Phillips seconded, that this rezoning request be recommended to City Council. Motion carried unanimously.

Update to the Parks and Recreation Section of the Master Plan.

Kristen Otley, Director of the Parks and Recreation Department, spoke about the update to the Parks and Recreation Section of the Master Plan. She advised of the mission of the five year master plan which is “enhancing quality of life through parks, programs and facilities”. This plan was presented to the Park Board in September of 2016, which including the attendance and support of the executive director of the Ohio Parks and Recreation Association.

Planning Commission Minutes – January 4, 2017 – Page 3

Ms. Otley stated that there are a lot of things that they need to take care of and that five focused public forums were held to gauge citizen input and feedback. Those forums included Youth Programming, Natural Resources Parks, Fitness Programs and Aquatics, Active Parks and Future Directions. Ms. Otley also advised of a concern that arose from the financial standpoint from not knowing if the levy was going to pass. Since presenting the Master Plan to the Park Board the levy has passed by almost 75% and the financial concern has subsided.

Ms. Otley advised that the 5 year plan was a strategic decision they made to have this as a 5 year plan, and not at 10 or 20 year plan like in years past. She stated 5 years was the norm, at least in her field, because things change so quickly in Parks and Recreation. Ms. Otley advised the department needs to take care of what is existing. She stated "we have been growing over the past 16 years and our levy income is the same it has not increased and cost is rising and there are maintenance issues and things have been maintained well, but we have a lot of lingering issues." Some of these issues include needing new roofs on several buildings, new HVAC units, plumbing, masonry and paving. Ms. Otley continued to go through different areas of the 7 page plan, which focused on specific action items and maintenance. Upon the conclusions of the presentation, Mr. Betts then asked if there were questions of the commission. There were a few questions, such as to how the document was put together. Ms. Otley responded by saying "We have history, we have historical documents so that information is there. What we wanted was a useful concise and clear plan for us and for the community. To know these are our actions, this is what we are doing, this is what we need to accomplish to protect and maintain our parks programs."

Mr. Betts closed the public hearing due to no public testimony.

Ms. Sleek moved, Ms. Ennis seconded, that the update to the parks and recreation section of the master plan be recommended to City Council. Motion carried unanimously.

REPORTS

Representative to Zoning Board of Appeals

Judy Ennis informed the Planning Commission that there were two variance requests on the December 14, 2016 Zoning Board of Appeals Agenda. She advised the first variance was to allow the construction of a 10 foot by 10 foot accessory building that would encroach 3 feet into the required 5 foot setback from the property line to the south and east. The second variance was submitted on behalf of Kay Jewelers to allow the construction of a fourth sign at 1107 South Main Street, which would be the fourth sign for the business (maximum of 3 signs allowed). Ms. Ennis stated both variance requests were approved.

Planning Commission Minutes – January 4, 2017 – Page 4

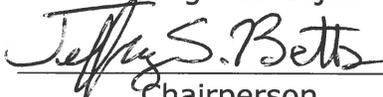
Ms. Ennis also advised there would be no meeting in January for the Zoning Board of Appeals for lack of agenda items.

Planning Department

No official report. However, Ms. Sayler reminded the commission of the joint City Council / Planning Commission meeting on Tuesday, January 31, 2017 at 6:30 p.m. at the Wood County District Public Library.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.



Chairperson

Secretary